

Stoney Court Condo 14-0083

The newly proposed buildings are designed to match the existing structures from the partially completed Binding Site Plan BSP 2007-05. This PD will create housing for the community by completing a development that has sat stagnant for years. The buildings will meet accessibility needs of elderly and special needs individuals with the use of no step entry residences.

There is a planned open space recreation area on-site for use and enjoyment of residents within the planned development. The open space will be utilized in a manner to facilitate the demographics of the more mature individuals that reside currently as well as future habitants. Each proposed unit has a covered exterior patio to utilize as a private outdoor open space area. This PD is located within a quarter mile of Rotary Park, 1810 Maple Street, to satisfy the play area requirement.

10.48.080.4.c

Building entrances include covered entry-scapes with the use of individual post and beam construction that allows for vaulted canopies to lead to the front door.

Pedestrian Circulation Requirement: Existing planned unit development has no dedicated internal pedestrian connections, as such to keep harmonious to the intent of the original binding site plan and continuity for existing storm water drainage systems that were emplaced during the initial construction of utilities and site grading that has been finalized. Access-ways will be striped adjacent to park area located between handicap accessible stalls for access into the park area for residences.

The newly proposed Planned Development removes proposed buildings 3, 5, 6, and 7 according to Stoney Court Binding Site Plan BSP 2007-05, and replaces them with proposed buildings 3, 5, 6, 7, 8, and an open space area. The easements have been adjusted to match the new structure locations.

Buildings 1, 2, and 4 have been constructed under phase I of the original development. Phase II of the development will begin with buildings being constructed in the following sequence: building 3, 5, 6, 7, 8. Working to construct the project perimeter at building 3 and ending with building 8 to minimize overlap and congestion, and maximize safety for existing residences.